

TABLE A

**Dorchester Neighborhood District
Use Regulations in
Residential Subdistricts**

Key: A = Allowed, C = Conditional, F = Forbidden

For definition of use categories and certain specific uses, see Article 2A.

	One Family (1F)	Two Family (2F)	Three Family (3F)	Triple Decker (3F- D)	Row- House (RH)	Multifamily Residential (MFR)	Multifamily Residential/ Local Service (MFR/LS)	Conservation Protection (CPS)
<u>Banking and Postal Uses</u>								
Automatic teller machine	F	F	F	F	F	F	C	F
Bank	F	F	F	F	F	F	C	F
Drive-in bank	F	F	F	F	F	F	F	F
Post office	F	F	F	F	F	F	C	F
<u>Community Uses</u>								
Adult education center	F	F	F	C	C	C	C	C
Community center	F	F	F	F	F	C	C	A
Day care center	F	F	F	F	F	C	C	A
Day care center, elderly	F	F	F	F	F	C	C	A
Library	F	F	F	C	A	C	C	A
Place of worship; monastery; convent; parish house	A	A	A	A	A	A	A	A
<u>Cultural Uses</u>								
Art gallery	F	F	F	F	F	F	C	A
Art use		F	F	F	F	F	F	A
Auditorium		F	F	F	F	F	F	C
Concert hall	F	F	F	F	F	F	F	F
Museum	F	F	F	F	F	F	F	A
Public art, display space	F	F	F	F	F	C	C	C
Studios, arts	F	F	F	F	F	F	C	C
Studios, production	F	F	F	F	F	F	F	C
Theater	F	F	F	F	F	F	F	C
Ticket sales	F	F	F	F	F	F	C	F

TABLE A-Continued

	One Family (1F)	Two Family (2F)	Three Family (3F)	Triple Decker (3F- D)	Row- House (RH)	Multifamily Residential (MFR)	Multifamily Residential/ Local Service (MFR/LS)	Conservation Protection (CPS)
<u>Dormitory and Fraternity Uses</u>								
Dormitory not accessory to a use	F	F	F	F	F	F	F	F
Fraternity	F	F	F	F	F	F	F	F
<u>Educational Uses</u>								
College or university ⁽¹⁾	F	F	F	F	F	F	F	C
Elementary or secondary school ⁽²⁾	C	C	C	C	C	C	C	A
Kindergarten	C	C	C	C	C	C	C	C
Professional school	F	F	F	F	F	F	F	C
Trade school	F	F	F	F	F	F	F	C
<u>Entertainment and Recreational Uses</u>								
Adult entertainment	F	F	F	F	F	F	F	F
Amusement game machines in commercial establishment	F	F	F	F	F	F	F	F
Amusement game machines in non-commercial establishment	F	F	F	F	F	F	F	F
Bar ⁽³⁾	F	F	F	F	F	F	F	F
Bar with live entertainment ⁽³⁾	F	F	F	F	F	F	F	F
Bowling alley	F	F	F	F	F	F	F	F
Billiard parlor	F	F	F	F	F	F	F	F
Dance hall	F	F	F	F	F	F	F	F
Drive-in theater	F	F	F	F	F	F	F	F
Fitness center or gymnasium	F	F	F	F	F	F	F	F
Private club not serving alcohol	F	F	F	F	F	F	F	F
Private club serving alcohol	F	F	F	F	F	F	F	F
Restaurant with live entertainment, not operating after 10:30 p.m. ⁽³⁾	F	F	F	F	F	F	F	F
Restaurant with live entertainment, operating after 10:30 p.m. ⁽³⁾	F	F	F	F	F	F	F	F

TABLE A-Continued

	One Family (1F)	Two Family (2F)	Three Family (3F)	Triple Decker (3F- D)	Row- House (RH)	Multifamily Residential (MFR)	Multifamily Residential/ Local Service (MFR/LS)	Conservation Protection (CPS)
<u>Funerary Uses</u>								
Cemetery	F	F	F	F	F	F	F	A
Columbarium	F	F	F	F	F	F	F	F
Crematory	F	F	F	F	F	F	F	F
Funeral home	F	F	F	F	F	F	F	F
Mortuary chapel	F	F	F	F	F	F	F	A
<u>Health Care Uses</u>								
Clinic	F	F	F	F	F	F	F	F
Clinical laboratory	F	F	F	F	F	F	F	F
Custodial care facility	F	F	F	F	F	F	F	C
Group care residence, general	F	F	F	F	F	F	F	F
Hospital ⁽¹⁾	F	F	F	F	F	F	F	F
Nursing or convalescent home ⁽¹⁾	F	F	F	F	F	C	C	C
<u>Hotel and Conference Center Uses</u>								
Bed and breakfast	C	F	F	F	F	F	F	C
Conference center	F	F	F	F	F	F	F	A
Executive suites	F	F	F	F	F	F	F	F
Hotel	F	F	F	F	F	F	F	F
Motel	F	F	F	F	F	F	F	F
<u>Industrial Uses</u>								
Artists' mixed-use	F	F	F	F	F	C	C	F
Cleaning plant	F	F	F	F	F	F	F	F
General manufacturing use	F	F	F	F	F	F	F	F
Light manufacturing use	F	F	F	F	F	F	F	F
Printing plant	F	F	F	F	F	F	F	F
Restricted industrial use		F	F	F	F	F	F	F F

TABLE A-Continued

	One Family (1F)	Two Family (2F)	Three Family (3F)	Triple Decker (3F- D)	Row- House (RH)	Multifamily Residential (MFR)	Multifamily Residential/ Local Service (MFR/LS)	Conservation Protection (CPS)
<u>Office Uses</u>								
Agency or professional office	F	F	F	F	F	F	A	F
General office	F	F	F	F	F	F	F	F
Office of wholesale business	F	F	F	F	F	F	F	F
<u>Open Space Uses</u>								
Golf driving range	F	F	F	F	F	F	F	F
Grounds for sports, private	F	F	F	F	F	F	F	C
Open space	A	A	A	A	A	A	A	A
Open space recreational building	C	C	C	C	C	C	C	C
Outdoor place of recreation for profit	F	F	F	F	F	F	F	C
Stadium	F	F	F	F	F	F	F	F
<u>Public Service Uses</u>								
Automatic telephone exchange	F	F	F	F	F	F	F	C
Courthouse ⁽²⁾	F	F	F	F	F	F	F	F
Fire station ⁽²⁾	C	C	C	C	C	C	C	C
Penal institution		F	F	F	F	F	F	F
Police station ⁽²⁾	C	C	C	C	C	C	C	A
Pumping station ⁽²⁾	C	C	C	C	C	C	C	C
Recycling facility (excluding facilities handling toxic waste)	F	F	F	F	F	F	F	F
Solid waste transfer station	F	F	F	F	F	F	F	F
Sub-station ⁽²⁾	F	F	F	F	F	F	F	F
Telecommunication data distribution center	F	F	F	F	F	F	F	F
Telephone exchange	F	F	F	F	F	F	F	F

TABLE A-Continued

	One Family (1F)	Two Family (2F)	Three Family (3F)	Triple Decker (3F- D)	Row- House (RH)	Multifamily Residential (MFR)	Multifamily Residential/ Local Service (MFR/LS)	Conservation Protection (CPS)	
<u>Research and Development Uses</u> ⁽⁴⁾									
Product development or prototype manufacturing	F	F	F	F	F	F	F	F	
Research laboratory	F	F	F	F	F	F	F	C	
<u>Residential Uses</u> ⁽⁵⁾									
Congregate living complex	F	F	F	F	C	C	C	C	
Elderly housing	F	F	F	F	C	C	C	A	
Group residence, limited	A	A	A	A	A	A	A	A	
Lodging house	F	F	F	F	F	F	F	C	
Mobile home	F	F	F	F	F	F	F	F	
Mobile home park	F	F	F	F	F	F	F	F	
Multi-family dwelling	F	F	F	F	A	A	A		A
One-family detached dwelling	A	A	A	F	C	C	C	C	
One-family semi-attached dwelling	A	A	A	F	C	C	C	A	
Orphanage	F	F	F	F	F	F	F	C	
Rowhouse	F	F	A	F	A	A	A	A	
Temporary dwelling structure ⁽⁶⁾	C	C	C	C	C	C	C	C	
Three-family detached dwelling	F	F	A	A	F	A	A	A	
Townhouse	F	F	C	F	A	A	A	A	
Transitional housing or homeless shelter	F	F	F	F	C	C	C	C	
Two-family detached dwelling	F	A	A	C	F	A	A	A	
Two-family semi-attached dwelling	F	A	A	F	F	A	A	A	
<u>Restaurant Uses</u>									
Drive-in restaurant	F	F	F	F	F	F	F	F	
Restaurant	F	F	F	F	F	F	C	F	
Take-out restaurant									
Small ⁽⁷⁾	F	F	F	F	F	F	C	F	
Large ⁽⁷⁾	F	F	F	F	F	F	F	F	

TABLE A-Continued

	One Family (1F)	Two Family (2F)	Three Family (3F)	Triple Decker (3F- D)	Row- House (RH)	Multifamily Residential (MFR)	Multifamily Residential/ Local Service (MFR/LS)	Conservation Protection (CPS)
<u>Retail Uses</u> ^{(8), (9)}								
Adult bookstore	F	F	F	F	F	F	F	F
Bakery	F	F	F	F	F	F	C	F
General retail business	F	F	F	F	F	F	F	F
Liquor store	F	F	F	F	F	F	F	F
Local retail business	F	F	F	F	F	F	A	F
Outdoor sale of garden supplies	F	F	F	F	F	F	F	F
Pawnshop	F	F	F	F	F	F	F	F
<u>Service Uses</u> ^{(8), (9)}								
Animal hospital	F	F	F	F	F	F	F	F
Barber or beauty shop	F	F	F	F	F	F	C	F
Body art establishment	F	F	F	F	F	F	F	F
Caterer's establishment	F	F	F	F	F	F	F	F
Check cashing business	F	F	F	F	F	F	F	F
Container redemption center	F	F	F	F	F	F	F	F
Dry-cleaning shop	F	F	F	F	F	F	A	F
Kennel	F	F	F	F	F	F	F	F
Laundry, retail service	F	F	F	F	F	F	C	F
Laundry, self-service	F	F	F	F	F	F	A	F
Photocopying establishment	F	F	F	F	F	F	C	F
Shoe repair	F	F	F	F	F	F	A	F
Tailor shop	F	F	F	F	F	F	A	F
<u>Storage Uses, Major</u>								
Enclosed storage of solid fuel or minerals	F	F	F	F	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F	F	F	F	F
Outdoor storage of new materials	F	F	F	F	F	F	F	F

TABLE A-Continued

	One Family (1F)	Two Family (2F)	Three Family (3F)	Triple Decker (3F- D)	Row- House (RH)	Multifamily Residential (MFR)	Multifamily Residential/ Local Service (MFR/LS)	Conservation Protection (CPS)
<u>Storage Uses, Major (cont'd)</u>								
Outdoor storage of solid fuel or minerals	F	F	F	F	F	F	F	F
Storage of Dumpsters		F	F	F	F	F	F F	F
Storage of flammable liquids and gases								
Small ⁽¹⁰⁾	F	F	F	F	F	F	F	F
Large ⁽¹⁰⁾	F	F	F	F	F	F	F	F
Storage or transfer of toxic waste	F	F	F	F	F	F	F	F
Warehousing	F	F	F	F	F	F	F	F
Wrecking yard	F	F	F	F	F	F	F	F
<u>Trade Uses</u> ^{(8), (9)}								
Carpenter's shop	F	F	F	F	F	F	F	F
Electrician's shop	F	F	F	F	F	F	F	F
Machine shop	F	F	F	F	F	F	F	F
Photographer's studio	F	F	F	F	F	F	C	F
Plumber's shop	F	F	F	F	F	F	F	F
Radio/television repair	F	F	F	F	F	F	C	F
Upholsterer's shop	F	F	F	F	F	F	C	F
Welder's shop	F	F	F	F	F	F	F	F
<u>Transportation Uses</u>								
Airport	F	F	F	F	F	F	F	F
Bus terminal	F	F	F	F	F	F	F	F
Garage with dispatch	F	F	F	F	F	F	F	F
Helicopter landing facility	F	F	F	F	F	F	F	F
Motor freight terminal	F	F	F	F	F	F	F	F
Rail freight terminal	F	F	F	F	F	F	F	F
Railroad passenger station	F	F	F	F	F	F	F	F
Water terminal	F	F	F	F	F	F	F	F

TABLE A-Continued

	One Family (1F)	Two Family (2F)	Three Family (3F)	Triple Decker (3F- D)	Row- House (RH)	Multifamily Residential (MFR)	Multifamily Residential/ Local Service (MFR/LS)	Conservation Protection (CPS)
<u>Vehicular Uses</u>								
Airport-related remote parking facility	F	F	F	F	F	F	F	
Bus servicing or storage	F	F	F	F	F	F	F	F
Carwash	F	F	F	F	F	F	F	F
Gasoline station	F	F	F	F	F	F	F	F
Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	F	F	F	F	F	F
Indoor sale of automobiles and trucks	F	F	F	F	F	F	F	F
Outdoor sale of new and used vehicles	F	F	F	F	F	F	F	F
Parking garage	F	F	F	F	F	F	F	F
Parking lot	F	F	F	F	F	F	F	F
Rental agency for cars	F	F	F	F	F	F	F	F
Rental agency for trucks	F	F	F	F	F	F	F	F
Repair garage	F	F	F	F	F	F	F	F
Truck servicing or storage	F	F	F	F	F	F	F	F
<u>Waterfront Service Uses</u>								
Aquaculture facility	F	F	F	F	F	F	F	F
Boat rental establishment								
Boat and marine motor service and repair or sales and display; boatyard; boat broker; or marine insurance broker	F	F	F	F	F	F	F	F
Cable, conduit, pipeline crossing, stormwater outlet, or other similar utility structure	F	F	F	F	F	F	F	F

TABLE A-Continued

	One Family (1F)	Two Family (2F)	Three Family (3F)	Triple Decker (3F- D)	Row- House (RH)	Multifamily Residential (MFR)	Multifamily Residential/ Local Service (MFR/LS)	Conservation Protection (CPS)
<u>Waterfront Service Uses (cont'd)</u>								
Dock, slip, pier, wharf anchorage, or moorage for Commercial Vessel and Private Pleasure Craft Vessel awaiting servicing, provisioning, off- loading, or delivery	F	F	F	F	F	F	F	F
Enclosed storage or wholesaling of fish and seafoods	F	F	F	F	F	F	F	F
Flood, water level, or tidal control facility	F							
Groin, breakwater, wave deflector, or other structure that protects an area used for dockage or moorage	F	F	F	F	F	F	F	F
Hoist, lift, ramp, davit, or other structure to haul or move a Commercial Vessel or Private Pleasure Craft Vessel not exceeding one hundred fifty (150) feet in length from water to land or vice versa and not used by the public generally	F	F	F	F	F	F	F	F
Installation, repair, or servicing of boating accessories, marine equipment, marine instruments, or marine motors	F	F	F	F	F	F	F	F
Marine research and training institute; provided that water access is required for the institute's training or programs	F	F	F	F	F	F	F	F
Marine Shop, woodworking shop, electrical shop, or similar use for the repair and maintenance of Vessels not exceeding one hundred fifty (150) feet in length	F	F	F	F	F	F	F	F

TABLE A-Continued

	One Family (1F)	Two Family (2F)	Three Family (3F)	Triple Decker (3F- D)	Row- House (RH)	Multifamily Residential (MFR)	Multifamily Residential/ Local Service (MFR/LS)	Conservation Protection (CPS)
<u>Waterfront Service Uses (cont'd)</u>								
Navigation aids and facilities	F	F	F	F	F	F	F	F
Non-seasonal dry storage of vessels	F	F	F	F	F	F	F	F
Open space, pedestrian walkway, water-dependent recreational facility, or public outdoor recreational facility	F	F	F	F	F	F	F	F
Private Club	F	F	F	F	F	F	F	F
Public Boat ramp	F	F	F	F	F	F	F	F
Recreational marina, or rack, dry stack, or landside facility for Seasonal Dry Storage of Private Pleasure Craft Vessels; provided that the number of slips and spaces does not exceed one (1) for every four thousand (4,000) square feet of lot area. For the purposes of this subparagraph, any slip or space existing on July 15, 1988 shall not be included in the calculation of the number of slips and spaces under this subparagraph	F	F	F	F	F	F	F	F

TABLE A-Continued

	One Family (1F)	Two Family (2F)	Three Family (3F)	Triple Decker (3F- D)	Row- House (RH)	Multifamily Residential (MFR)	Multifamily Residential/ Local Service (MFR/LS)	Conservation Protection (CPS)
<u>Waterfront Service Uses (cont'd)</u>								
Recreational marina, or rack, dry stack, or landside facility for Seasonal Dry Storage of Private Pleasure Craft Vessels, if the number of slips and spaces exceeds one (1) for every four thousand (4,000) square feet of lot area. For the purposes of this subparagraph, any slip or space existing on July 15, 1988 shall not be included in the calculation of the number of slips and spaces under this subparagraph	F	F	F	F	F	F	F	F
Sale of marine fuel, marine hardware, or boating or diving supplies and equipment	F	F	F	F	F	F	F	F
Terminal, parking area, or other facility necessary for waterborne passenger transportation, provided that the number of vehicular parking spaces does not exceed fifty (50) spaces	F	F	F	F	F	F	F	F
Terminal, parking area, or other facility necessary for waterborne passenger transportation, if the number of vehicular parking spaces is greater than fifty (50)	F	F	F	F	F	F	F	F
Use, hire, or charter of any Commercial Vessel, except Vessels rented or hired by a Boat Rental Establishment	F	F	F	F	F	F	F	F

TABLE A-Continued

	One Family (1F)	Two Family (2F)	Three Family (3F)	Triple Decker (3F- D)	Row- House (RH)	Multifamily Residential (MFR)	Multifamily Residential/ Local Service (MFR/LS)	Conservation Protection (CPS)
<u>Waterfront Service Uses (cont'd)</u>								
Water-related facility necessary for public health, safety, management, or law enforcement on waterways of any Commercial Vessel, including, but not limited to, fishing vessel, tow boat, or cruise boat	F	F	F	F	F	F	F	F
<u>Wholesale Uses</u>								
Wholesale business	F	F	F	F	F	F	F	F
<u>Accessory and Ancillary Uses</u>								
In each subdistrict of the Dorchester Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table A, and (ii) not designated "A" or "C" for such subdistrict in the accessory use Table A below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.								
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	F	F	F	F	F	F	F	F
Accessory art use	C	C	C	C	A	C	C	C
Accessory automatic teller machine	F	F	F	F	F	F	F	F
Accessory bus servicing or storage	F	F	F	F	F	F	F	F
Accessory cafeteria	C	C	C	C	C	C	C	F
Accessory cultural uses	C	C	C	C	C	C	C	F
Accessory dormitory	F	F	F	F	F	F	F	F
Accessory drive-through restaurant	F	F	F	F	F	F	F	F
Accessory drive-through retail	F	F	F	F	F	F	F	F
Accessory family day care home	C	C	C	C	C	C	C	C
Accessory home occupation	A	A	A	A	A	A	A	F

TABLE A-Continued

	One Family (1F)	Two Family (2F)	Three Family (3F)	Triple Decker (3F- D)	Row- House (RH)	Multifamily Residential (MFR)	Multifamily Residential/ Local Service (MFR/LS)	Conservation Protection (CPS)
<u>Accessory and Ancillary Uses (cont'd)</u>								
Accessory industrial use	F	F	F	F	F	F	F	F
Accessory keeping of animals other than laboratory animals	F	F	F	F	F	F	F	F
Accessory keeping of laboratory animals ⁽⁴⁾	F	F	F	F	F	F	F	F
Accessory machine shop	F	F	F	F	F	F	F	F
Accessory manufacture of products	F	F	F	F	F	F	F	F
Accessory offices	F	F	F	F	F	F	F	A
Accessory outdoor cafe	F	F	F	F	F	F	C	F
Accessory parking	A	A	A	A	A	A	A	A
Accessory personnel quarters	F	F	F	F	F	F	F	F
Accessory professional office in a dwelling	A	A	A	A	A	A	A	A
Accessory railroad storage yard	F	F	F	F	F	F	F	F
Accessory recycling	F	F	F	F	F	F	F	F
Accessory repair garage	F	F	F	F	F	F	F	F
Accessory retail	F	F	F	F	F	F	F	F
Accessory service uses	F	F	F	F	F	F	F	F
Accessory services for apartment and hotel residents	F	F	F	F	C	A	A	F
Accessory services incidental to educational uses other than college or university use	F	F	F	F	F	F	F	A
Accessory storage of flammable liquids and gases								
Small ⁽¹⁰⁾	F	F	F	F	F	F	F	F
Large ⁽¹⁰⁾	F	F	F	F	F	F	F	F
Accessory storage or transfer of toxic waste	F	F	F	F	F	F	F	F
Accessory swimming pool or tennis court ⁽¹¹⁾	A	A	A	A	A	A	A	A
Accessory trade uses	F	F	F	F	F	F	F	F
Accessory truck servicing or storage	F	F	F	F	F	F	F	F
Accessory wholesale business	F	F	F	F	F	F	F	F
Ancillary use ⁽¹²⁾	C	C	C	C	C	C	C	C

TABLE A-Continued

Footnotes

1. Notes regarding Institutional Uses. The Institutional categories “College or University Use,” “Hospital Use,” and “Nursing or Convalescent Home Use” are defined in Article 2A to include subuses (office, parking, etc.) that also appear as main uses in this table A. If part of an Institutional Use, pursuant to the provisions of this Article and Article 2A, any such subuse shall be regulated as is the pertinent Institutional Use. To determine whether the substitution of a single such subuse for another constitutes a Proposed Institutional Project, and to determine whether a subuse is a High Impact Subuse, see the definition of the pertinent Institutional Use in Article 2A.
 2. Provided that, where such use is located in an area where Residential Uses are permitted: (1) the requirements of St. 1956, c. 665, S.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, substation, or automatic telephone exchange, no storage building or yard is maintained.
 3. Provided that, where such use is designated "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.
 4. Provided that such use shall comply with all guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
 5. Where designated “A” or “C,” provided that Dwelling Units are forbidden in Basements.
 6. Provided that where such use is designated “C,” such Structure shall be removed from the Lot no later than six months from the date the structure is placed on the Lot; otherwise forbidden.
 7. Small: total gross floor area not exceeding one thousand (1,000) square feet per Restaurant. Large: total gross floor area exceeding one thousand (1,000) square feet per Restaurant.
 8. Where a Retail, Service, or Trade Use is designated "A," this use shall be conditional if merchandise is sold or displayed out-of-doors or if such establishment is open to the public at any point between midnight and 6:00 a.m.
 9. Where designated “A” or “C,” provided that such use is located on the ground floor, or in the basement with a separate entrance; otherwise forbidden.
 10. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) or more gallons of flammable liquids or ten thousand (10,000) or more cubic feet of gases.
 11. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
 12. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.
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